

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-310</u>	<u>NICHOLAS & GLADYS PASCUAL</u>
<u>03-014</u>	<u>LEN L. L. C.</u>
<u>03-050</u>	<u>CNV L. L. C.</u>

APPLICANTS: NICHOLAS & GLADYS PASCUAL

- (1) Applicant is requesting approval to permit a bedroom addition setback 8.75' from the rear (south) property line (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit a carport addition setback 4.5' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (3) Applicant is requesting approval to permit a lot coverage of 46.86%. (The underlying zoning district regulation permits a maximum of 35% lot coverage).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "As Built Legalization for Mr. & Mrs. Nicholas Pascual," as prepared by Rubin J. Pujol, dated 10/26/02 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 49, SECOND ADDITION TO CAROL CITY GARDENS, Plat book 68, Page 95.

LOCATION: 4432 N.W. 204 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: LEN L. L. C.

RU-3M to BU-1A

SUBJECT PROPERTY: That portion of Tracts 31, 32, 33, 34, 63 & 64 of MIAMI GARDENS, Plat book 2, Page 96, lying in the east 415' of the NE ¼ of Section 4, Township 52 South, Range 41 East, less the right-of-way dedicated for N.W. 27 Avenue, and N.W. 191 Street, more particularly described as follows:

Commence at the Southeast corner of Tract "A" of STADIUM CORNERS, Plat book 157, Page 89; thence S2°46'25"E along the W/ly right-of-way line of N.W. 27th Avenue for a distance of 208.07' to the Point of beginning of the following described parcel of land; thence S2°46'25"E along the W/ly right-of-way line of N.W. 27th Avenue, for a distance of 1,171.3' to a point on the north right-of-way line of N.W. 191st Street; thence S87°14'51"W along the north right-of-way line of N.W. 191st Street, for a distance of 365' to a point on the east right-of-way line of N.W. 27th Court; thence N2°46'25"W along the east right-of-way line of N.W. 27th Court for a distance of 1,171.3' to a point on said east right-of-way line of N.W. 27th Avenue; thence S87°14'51"E for a distance of 365' to the Point of beginning.

LOCATION: The Northwest corner of N.W. 191 Street & N.W. 27 Avenue (Unity Boulevard), Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.81 Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)

BU-1A (Business – Limited)

HEARING NO. 03-5-CZ4-3 (03-50)

4-52-41
Council Area 4
Comm. Dist. 1

APPLICANT: CNV L. L. C.

RU-3M to BU-1A

SUBJECT PROPERTY: That portion of Tracts 31, 32, 33 & 34 of MIAMI GARDENS SUBDIVISION, Plat book 2, Page 96, lying in the east 415' of the NE $\frac{1}{4}$ of Section 4, Township 52 South, Range 41 East, less the right-of-way dedicated for N.W. 27th Avenue and N.W. 191st Street. More particularly described as follows:

Commence at the Southeast corner of Tract "A" of STADIUM CORNERS, Plat book 157, Page 89, thence run S2°46'25"E, along the W/ly right-of-way line on N.W. 27th Avenue, for a distance of 208.07' to a point on said W/ly right-of-way line; thence S87°14'51"W for a distance of 365' to a point on the east right-of-way line of N.W. 27th Court; thence N2°46'25"W along said east right-of-way line for 208.67' to a point on the Southwest corner of said Tract "A" of STADIUM CORNERS; thence N87°14'51"E along the south line of said Tract "A" of STADIUM CORNERS for 365' to the Point of beginning.

LOCATION: Lying between N.W. 27 Avenue (Unity Boulevard) and N.W. 27 Court on both sides of theoretical N.W. 195 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.74 Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)

BU-1A (Business – Limited)